

**PLANNING BOARD OF THE BOROUGH OF FANWOOD**  
**Regular Meeting Minutes**  
**November 11, 2015**

The Regular Meeting of the Planning Board, scheduled by the time, place and date of the meeting, prominently posted on the bulletin board at Borough Hall, mailed to the Times and the Courier, filed with the Borough Clerk, and mailed to any person requesting same in accordance with the requirements of the Open Public Meetings Act is called to order at 7:40 PM.

Present: Dale Flowers, Matthew Juckes, Teresa Seefeldt, David Blechinger, Jack Molenaar, William Lee, Rob Renaud, Ray Sullivan

Absent: Mayor Mahr, Joan Wheeler Dennis Sherry, Mike Lysicatos, Dan Zucker, Laura DeGennaro

7:45 Arrival: Teresa Keeler

**Minutes**

October 28, 2015 minutes were approved by a unanimous vote of eligible voters.

**Affordable Housing Presentation**

The Planning Board was addressed by Stan Slachetka, Borough Planner. Mr. Slachetka outlined the current status of negotiations with the Court over the Fanwood obligation for affordable housing.

Mr. Slachetka explained the recent history of affordable housing in NJ, including the demise of COAH and rise of the courts as adjudicators of the affordable housing obligation allocation process.

Mr. Slachetka explained that although the obligation allocation process has been much delayed, it is likely that the outcome for Fanwood will be much the same as was anticipated under COAH's supervision.

Once the Borough Affordable Housing Plan is approved by the court in principle, the Planning Board must adopt a new Affordable Housing element of the Master Plan. This is anticipated for 2016.

**New Business**

**Block 40, Lot 18 (shed) 59 Oakwood, Dagounis**

The board unanimously approved this application for the installation of a shed on the property. A variance is required due to the high impervious coverage, presently at 45.24%. The addition of the shed to the property will bring the impervious coverage on the property to 46.5%

**Block 47, Lot 54.01 (shed) 226 Tillotson Road, Minasian**

The board unanimously approved this application for the installation of a shed on the property. A variance is required due to the high impervious coverage, presently at 42.34%. The addition of the shed to the property will bring the impervious coverage on the property to 43.26%.

**Block 55, Lot 1, 1 South Avenue, T-Mobile**

This applicant was recently approved to relocate its cell antenna from its current temporary location to the newly erected PSEG tower nearby. Due to PSEG technical limitations on the timing of relocation, this applicant requests an extension at the current temporary location. The application was approved with a 12-month extension.

**Resolutions**

**Block 39, Lot 47 (bulk) 1 Graybar Terrace, McEvoy**

The board unanimously approved a resolution granting side yard setback variance in order to allow the applicant to install a generator on the street side of their home as opposed to the neighbor side, where the noise of the generator may cause disturbance.

**Block 97, Lot 17 (bulk) 25 Gere Place, Prussman**

The board unanimously approved a resolution granting an 11-foot rear yard setback variance for a pre-existing patio.

**Block 106, Lot 5 (bulk) 203 Second Street, Brown**

The board denied a requested 6-inch side yard setback in favor of a 3-foot setback so that the applicant may reconstruct a deteriorating deck off the rear of the house.

**Other Discussion**

The Board discussed the ability of Mr. Juckes & Ms. Seefeldt to participate in future CVS hearings since they did not attend the initial meeting. Due to a 10/28/15 technical failure of the recording equipment, these members will not be in a position to listen to all prior testimony and may not vote on this application.

**Adjournment**

Motion made and seconded to adjourn at 8:30 PM.

Respectfully submitted:

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Pat Hoynes, Planning Board Secretary